



**SITE**

**BROKER INCENTIVE:  
5% commission to  
outside broker**

# For lease

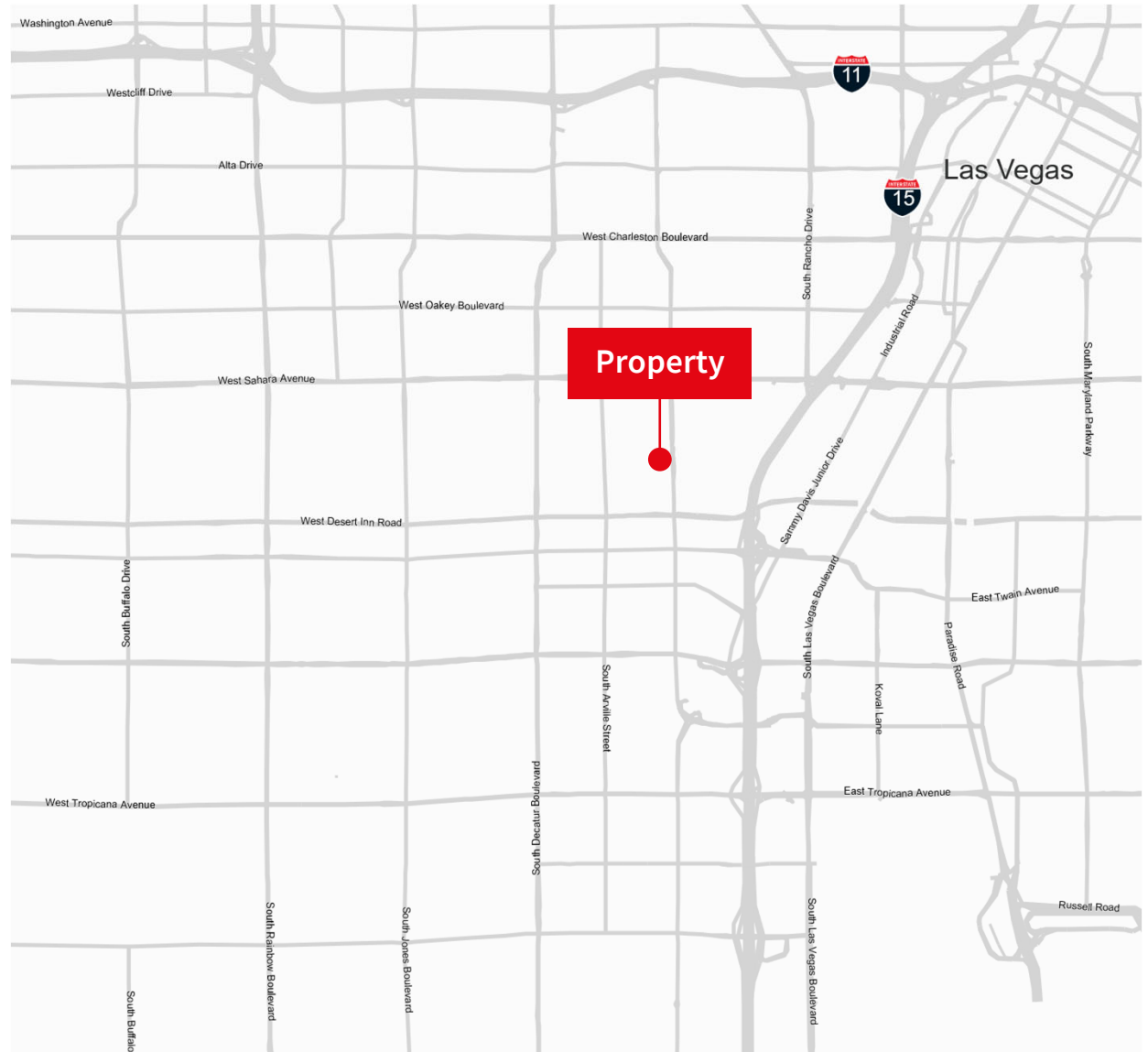
**Valley View Business Park**  
3021 S Valley View Boulevard  
Las Vegas, NV 89102

**One Month of Abated Rent\***  
\*For a credit tenant. 3 yr. lease minimum.



## Property Overview

- Rates from \$1.20/s.f. NNN
- CAM's \$0.36/s.f.
- Two buildings totaling ±42,656 s.f. on a ±2.52-acre parcel
- 12' x 14' grade roll-up doors
- 17' clear height
- Fire sprinklered
- Zoned Industrial (M)
- Excellent central location
- Proximate to LV strip, I-15 & US-95 freeways
- Monument signage on Valley View
- Built in 1986

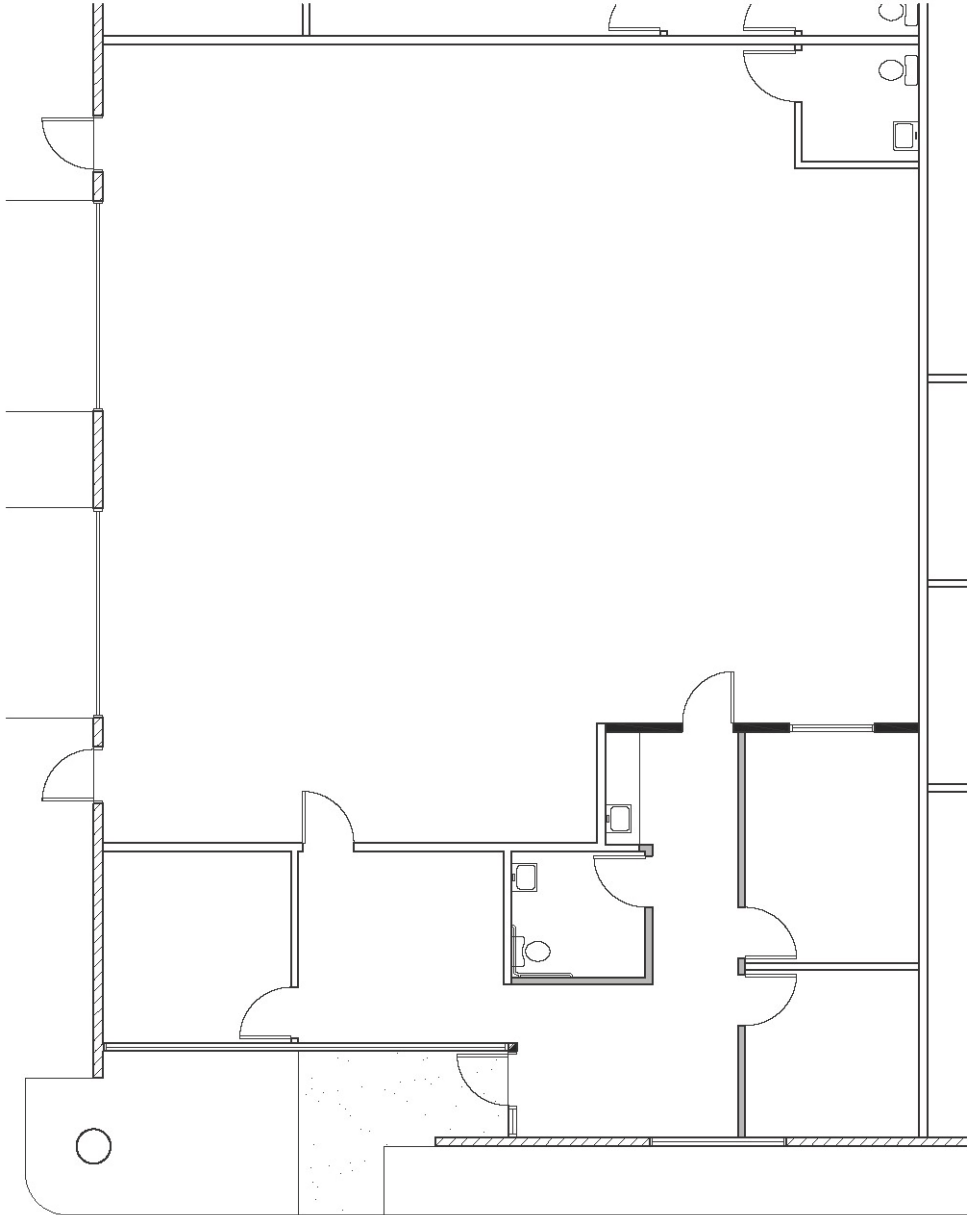


Suite	Total s.f.	Office s.f.	Warehouse s.f.	Grade	Rate	CAM	Monthly
111/112	2,328	500	1,828	(2) 12 x 14	\$1.20	\$0.36	\$3,631.68
205	2,038	528	1,510	(1) 12 x 14	\$1.20	\$0.36	\$3,179.28
208	1,856	278	1,578	(1) 12 x 14	\$1.20	\$0.36	\$2,895.36



# Floorplans

<b>Suite</b>	111-112
<b>Total s.f.</b>	2,328
<b>Office s.f.</b>	±500
<b>Warehouse s.f.</b>	±1,828
<b>Clear height</b>	17'
<b>Loading</b>	(2) 12'x14' grade level door
<b>Rate/s.f.</b>	\$1.20 NNN
<b>NNN/s.f.</b>	\$0.36
<b>Monthly</b>	\$3,631.68
<b>Available</b>	Now



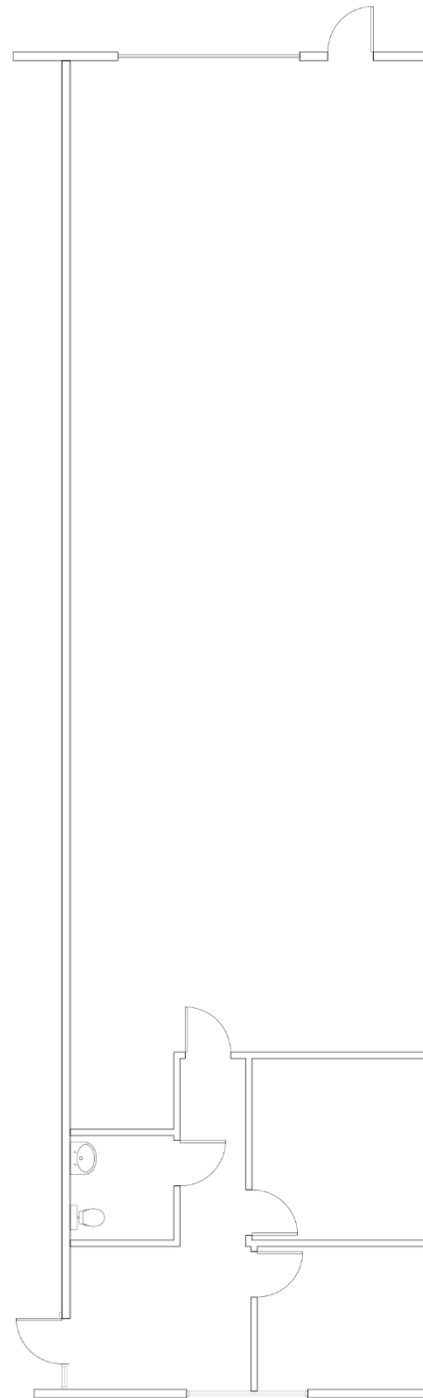
# Floorplans

<b>Suite</b>	205
<b>Total s.f.</b>	2,038
<b>Office s.f.</b>	±528
<b>Warehouse s.f.</b>	±1,510
<b>Clear height</b>	17'
<b>Loading</b>	(1) 12'x14' grade level door
<b>Rate/s.f.</b>	\$1.20 NNN
<b>NNN/s.f.</b>	\$0.36
<b>Monthly</b>	\$3,179.28
<b>Available</b>	Now



# Floorplans

<b>Suite</b>	208
<b>Total s.f.</b>	1,856
<b>Office s.f.</b>	±278
<b>Warehouse s.f.</b>	±1,578
<b>Clear height</b>	17'
<b>Loading</b>	(1) 12'x14' grade level door
<b>Rate/s.f.</b>	\$1.20 NNN
<b>NNN/s.f.</b>	\$0.36
<b>Monthly</b>	\$2,895.36
<b>Available</b>	5/1/26







**Danny Leanos**

Senior Associate

+1 702 522 5008

danny.leanos@jll.com

NV Lic. #S.0191773

**Brayden Stockbauer**

Associate

+1 702 522 5114

brayden.stockbauer@jll.com

NV Lic. #S.0203930

**Jason Simon, SIOR**

Executive Managing Director

+1 702 522 5001

jason.simon@jll.com

NV Lic. # S.0045593

**Rob Lujan, SIOR, CCIM**

Executive Managing Director

+1 702 522 5002

rob.lujan@jll.com

NV Lic. # S.0051018